



COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

17555 Peak Avenue Morgan Hill CA 95037 (408) 779-7247 Fax (408) 779-7236

## ARCHITECTURAL REVIEW BOARD MEETING MINUTES

### REGULAR MEETING

AUGUST 15, 2002

**PRESENT:** Fruit, Kennett, Martin, Pyle

**ABSENT:** None

**LATE:** None

**STAFF:** Senior Planner (SP) Linder

### REGULAR MEETING

Chair Kennett called the meeting to order at 7:00 p.m..

### DECLARATION OF POSTING OF AGENDA

SP Linder certified that the meeting's agenda was duly noticed and posted in accordance with Government Code Section 54954.2.

### OPPORTUNITY FOR PUBLIC COMMENT

Chair Kennett opened the public hearing.

There being no one present who wished to speak, the public hearing was closed.

### MINUTES:

**JULY 11, 2002** BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE THE JULY 11, 2002 MINUTES ON A VOTE OF 4-0 AS FOLLOWS: AYES: KENNETT, FRUIT, MARTIN, PYLE; NOES: NONE; ABSTAIN: NONE; ABSENT: NONE.

**AUGUST 1, 2002** BOARD MEMBERS MARTIN/KENNETT MOTIONED TO APPROVE THE AUGUST 1, 2002 MINUTES ON A VOTE OF 2-0 AS FOLLOWS: AYES: KENNETT, MARTIN ; NOES: NONE; ABSTAIN: FRUIT, PYLE; ABSENT: NONE.

**ARCHITECTURAL REVIEW BOARD MINUTES**

**AUGUST 15, 2002**

**PAGE -2-**

**CONSENT CALENDAR:**

1. **EXTENSION OF TIME, EOT-02-07/SR-00-30: ADAMS-RAR CONSTRUCTION:** A request for an extension of time on site, architectural and landscape plan approval for the construction of 4 light industrial buildings located at 18800 Adams Ct. in the ML, Light Industrial zoning district.

**BOARD MEMBERS FRUIT/PYLE MOTIONED TO APPROVE RESOLUTION NO. 02-015, WITH THE MODIFICATION TO ALLOW FOR A ONE YEAR EXTENSION OF TIME.**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: FRUIT, KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

2. **EOT-02-08/SR-00-23: MONTEREY-OAK GLEN PLAZA/VISION OF WRIGHT:** A request for an extension of time on site, architectural and landscape plan approval for the construction of a 2,380-sf building addition to the existing 7,200-sf Oak Glen Plaza in the CG, General Commercial zoning district. (APN 764-13-075)

**APPLICATION WAS WITHDRAWN.**

**OLD BUSINESS:**

3. **SITE REVIEW, SR-01-31: E. DUNNE-GREWAL:** A request for site, architectural and landscape plan approval for the construction of four single-family residential units on a 1.75-acre site, located at the northeast corner of Hill Road and E. Dunne Avenue. (APN 728-11-026)

**BOARD MEMBERS MARTIN/PYLE MOTIONED TO APPROVE RESOLUTION NO. 02-006, WITH THE ADDITION OF THE FOLLOWING CONDITIONS OF APPROVAL:**

1. **Prior to the issuance of building permits, the color board for plan 2785 shall be amended to add more yellow to the proposed base color.**
2. **Prior to the issuance of building permits, the color board for plan 3000 shall be amended to lighten proposed base color to be consistent with color shown in color rendering.**
3. **Prior to the issuance of building permits, a note shall be placed on the plans requiring that all above ground utilities and backflow devices be screened.**
4. **Any change in the shape or depth of the detention pond will need to be reviewed and approved by the Board.**
5. **Chimney caps need to be ICBO approved.**

**THE MOTION PASSED BY THE FOLLOWING VOTE:**

**AYES: FRUIT, KENNETT, MARTIN, PYLE**  
**NOES: NONE**  
**ABSTAIN: NONE**  
**ABSENT: NONE**

# ARCHITECTURAL REVIEW BOARD MINUTES

AUGUST 15, 2002

PAGE -3-

## NEW BUSINESS:

4. **SITE REVIEW, SR-02-07: DIGITAL-MORGAN HILL DEVELOPMENT PARTNERS:** The applicant is requesting the Board to review the proposed four-building condominium project, and provide comment on the site, landscape, and architectural plans.

### **THE BOARD OFFERED THE FOLLOWING COMMENTS:**

1. A greater degree of articulation is required on the short sides of the small buildings.
2. Buildings facing onto Butterfield Blvd. should have a greater degree of articulation.
3. Buildings should have some articulation on all four sides.
4. Additional articulation such as a mini-corner element, color change, building overhang, and bold scoring should be used to address blank sides of buildings.
5. The knock-out panels on the sides of the buildings could be recessed to mimic the window pattern on the front of the buildings.
6. If landscaping is added along the front, additional leafier plants should be included within the planting palette.

## OTHER BUSINESS:

4. **PLANNED UNIT DEVELOPMENT (PUD) PROCESS:** Board discussion of possible changes to the Planned Unit Development (PUD).

### **THE BOARD OFFERED THE FOLLOWING SUGGESTIONS.**

1. The City should redefine each PUD. This should include specifying acceptable uses, suggested architecture and other specific site issues, such as landscape buffers and setbacks.
2. The Board should review proposed PUD plans and guidelines prior to the PUD applications being acted upon by Council. The Board could review the design aspects of an application at the same time the Planning Commission is reviewing land use issues. Both Board and Commission recommendations should be forwarded to Council as part of the Council's consideration of a PUD application.

**ANNOUNCEMENTS:** NONE

**ADJOURNMENT:** There being no further business, Chair Kennett adjourned the meeting at 8:50 p.m.

**MINUTES PREPARED BY:**

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**TERRY LINDER**

**ARCHITECTURAL REVIEW BOARD MINUTES**

**AUGUST 15, 2002**

**PAGE -4-**